

1 BILL NO. R-84-2-17

2 DECLARATORY RESOLUTION NO. R-31-54

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6 -1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 Interstate Indus. Pk. Sec. H Block 22B;  
13 W 838.9 of 2176.3 of S 365 of N 367  
14 FT SW ¼ Sec. 22;

15 said property more commonly known as 5120 Investment Drive, Fort  
16 Wayne, Indiana 46808;

17 WHEREAS, recommendations have been received from the  
18 Committee on Finance and the Department of Economic Development  
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said  
21 Resolution has been published in accordance with I.C. 5-3-2 and  
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has  
24 already been designated an allocation area under I.C. 36-7-14-39,  
25 the Fort Wayne Redevelopment Commission has adopted a Resolution  
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
28 THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, the Resolution previously designating  
30 the above described property an "Economic Revitalization Area" is  
31 confirmed in all respects.

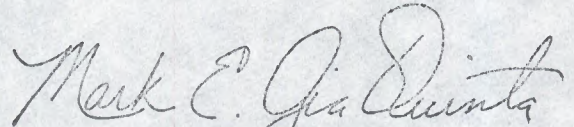
32 SECTION 2. That, the above described property is here-  
by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
1.1-12.1, said designation to begin on the effective date of this



Page Two

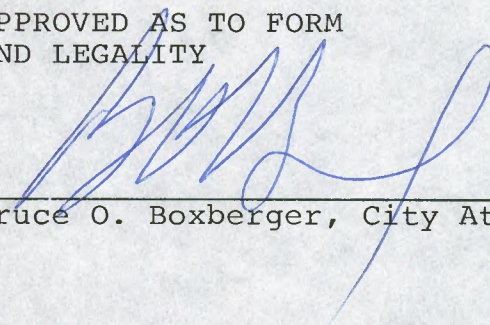
Resoltuion and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney

FOX RIVER BOND  
25% COTTON



Read the first time in full and on motion by G. Quintana, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: 2-14-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by G. Quintana, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 2-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. Q-31-84  
on the 28th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Bork  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of February, 1984, at the hour of 11:30 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of March, 1984, at the hour of 1 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant MANCO PRODUCTS, INC.
2. Owner(s) Real Property: Pines of America, Inc. Equipment: Manco Products, Inc.
3. Address of Owner(s) (Manco) 4404 Engle Ridge Drive, Ft. Wayne, IN 46804  
(Pines) 5120 Investment Drive, Ft. Wayne, IN
4. Telephone Number of Owner(s) ( ) 432-1596 (Manco) 483-1191 (Pines)
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Manco Products, Inc.  
4404 Engle Ridge Drive  
Fort Wayne, IN 46804
7. Telephone number of Applicant ( ) 432-1596
8. Address of Property Seeking Designation 5120 Investment Drive
9. Legal Description of Property Proposed for Designation (may be attached) INTERSTATE INDUS PK SEC H BLOCK 35; INTERSTATE INDUS PK SEC F  
BLOCK 22A; INTERSTATE INDUS PK SEC H BLOCK 22B; W 838.9 OF 2176.3 OF S 365 OF  
N 367 FT SW 1/4 SEC 22;



10. Township Washington
11. Taxing District Fort Wayne
12. Current Zoning Light Manufacturing
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? New equipment not used yet.
- \_\_\_\_\_
- \_\_\_\_\_
- b. What is the condition of any structures on property? \_\_\_\_\_
- Excellent
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate \$47,460
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$20,550.70
17. Description of New Manufacturing Equipment to be installed on the Real Estate Mold for the manufacture of vehicle body panels of medium impact polypropylene polymer by the injection molding process.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? January 4, 1984
- b. When is installation expected to be completed? January 12, 1984
19. Cost of new manufacturing equipment? \$ 219,050



20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? \_\_\_\_\_ Yes XX No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? \_\_\_\_\_

c. Anticipated time frame for reaching employment level stated above? \_\_\_\_\_

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The depressed economic state of the Fort Wayne Community indicates the need to bring  
additional manufacturing capabilities to Fort Wayne. By installing this mold in  
Fort Wayne, the work that was being done in another city can be performed here.  
In the immediate vicinity of 5120 Investment Drive, two buildings are standing  
empty with no prospects for occupancy in the near future.



24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? By purchasing this mold and installing at Pines of America, a process that generated nearly \$300,000 in payments to a vendor in another city since March 1, 1983 will bring jobs and the payments to a Fort Wayne employer.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval?        Yes   X   No

27. Financing on Project

What is the status of financing connected with this project?

Financed through private banking source here in Fort Wayne



I hereby certify that the information and representation on this Application are true and complete.

Richard V.P. General Mgr. Pines of America  
Signature(s) of Owners

12/23/83  
Date

Richard O. Smith Controller

MANCO Products, INC 12/23/83

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

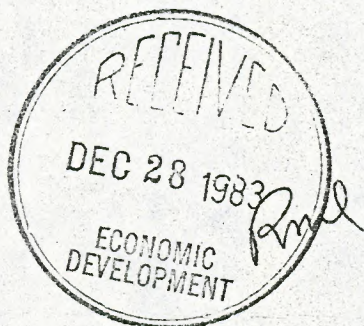
Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:





MANCO PRODUCTS INC.  
FORT WAYNE, INDIANA

VENDOR

DATE

CHECK NO.

12/28/83

7443

INVOICE DATE	INVOICE NUMBER	INVOICE AMOUNT	DISCOUNT	OTHER DEDUCTION	NET AMOUNT	COMMENTS
12/28/83	ECONOMIC REVITALIZATION AREA APPLICATION				\$50.00	a/c 826

MANCO PRODUCTS INC.

4404 ENGLE RIDGE DRIVE  
FORT WAYNE, INDIANA 46804

VENDOR

007443

DATE

12/28/83

CHECK NO.

07443

INDIANA BANK AND TRUST CO.  
FORT WAYNE, INDIANA

71-34  
749

NET AMOUNT

\$50.00

PAY EXACTLY

\*\*\*\*\*fifty\*\*\*\*\*

DOLLARS AND 00\*\*

CENTS

PAY  
TO THE  
ORDER  
OF

CITY OF FORT WAYNE  
ECONOMIC DEVELOPEMENT DEPARTMENT

GENERAL ACCOUNT  
MANCO PRODUCTS INC.

⑈007443⑈ ⑆074900343⑆ 40⑈2 652 522⑈

No. 13 DECEMBER 28 1983

Received from MANCO PRODUCTS, INC.

Fifty and  $\frac{00}{100}$  Dollars

TAX ABATEMENT APPLICATION FEE

\$ 50.00

★ WILSON JONES CO. U.S.A.

James D. R.



*Rick Manson  
appeared  
2/21/84*

BILL NO. R-84-02-17

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ ~~XXXXXXXXXX~~ A DECLARATORY RESOLUTION confirming the designation of an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

MARK E. GiaQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

*Janet G. Bradbury*  
*Thomas C. Henry*  
*D. Schmidt*

CONCURRED IN 2-28-84  
SANDRA E. KENNEDY, CITY CLERK



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-84-02-17

DEPARTMENT REQUESTING ORDINANCE Economic Development Department

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1

(Commonly known as 5120 Investment Drive, Fort Wayne, Indiana; Manco  
Products, Inc.)

EFFECT OF PASSAGE Additional manufacturing capabilities will be added  
to Fort Wayne and work that is presently being done outside of Fort  
Wayne will be done here. Two buildings that are presently empty will be  
utilized.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$219,050.00 (not including  
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

February 15, 1984

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of February 18, 1984, in both the News Sentinel and the Journal Gazette.

RE: Legal Notice for the Common Council  
of Fort Wayne, IN  
Declaratory Resolutions  
R-84-02-08 & R-84-02-09  
R-84-02-10 & R-84-02-11  
R-84-02-12 & R-84-02-13  
R-84-02-14 & R-84-02-15  
R-84-02-16 & R-84-02-17  
R-84-02-18 & R-84-02-19  
R-84-02-20 & R-84-02-21  
R-84-02-22 & R-84-02-23  
R-84-02-26 & R-84-02-27

Please send us 4 copies of the Publisher's Affidavit from both newspapers. (Each public notice)

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 9



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-02-16 AND R-84-02-17)

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on February 14, 1984,  
date  
designating property at 5120 Investment Drive, Fort Wayne, Indiana,  
Maco Products, Inc.

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, February 28, 1984, at 7:30 P.M.,  
date, time & place  
Common Council Conference Room 128, City-County Building, One Main  
Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines  
Head number of lines 5  
Body number of lines 25  
Tail number of lines 2  
Total number of lines in notice 32

COMPUTATION OF CHARGES

32 lines, 1 columns wide equals 32 equivalent lines at .230¢ \$ 7.36  
Additional charge for notices containing rule or tahular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00  
TOTAL AMOUNT OF CLAIM \$ 8.36

DATA FOR COMPUTING COST

Width of single column 9.6 picas Size of type 6 point  
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Feb.18 84 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

2/18/84

Subscribed and sworn to me before this 18th day of February 19 84  
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-02-16  
AND R-84-02-17)  
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Conference Room 128, City-County  
Building, One Main Straet, Fort  
Wayne, Indiana.  
If confirmed, said designation shall  
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All intarestad parsons ara invitad to  
attend and ba heard at the public  
haaring.  
Sandra E. Kannedy  
City Clerk  
2/18



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

5

25

2

32

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TOTAL AMOUNT OF CLAIM

1.00

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Date Feb.18 19 84

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being

as follows:

2/18/84

Subscribed and sworn to me before this 18th day of February 19 84

Notary Public

My commission expires November 29, 1985

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If confirmed, said designation shall  
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All interested persons are invited to  
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Sandre E. Kennedy  
City Clerk  
2/18